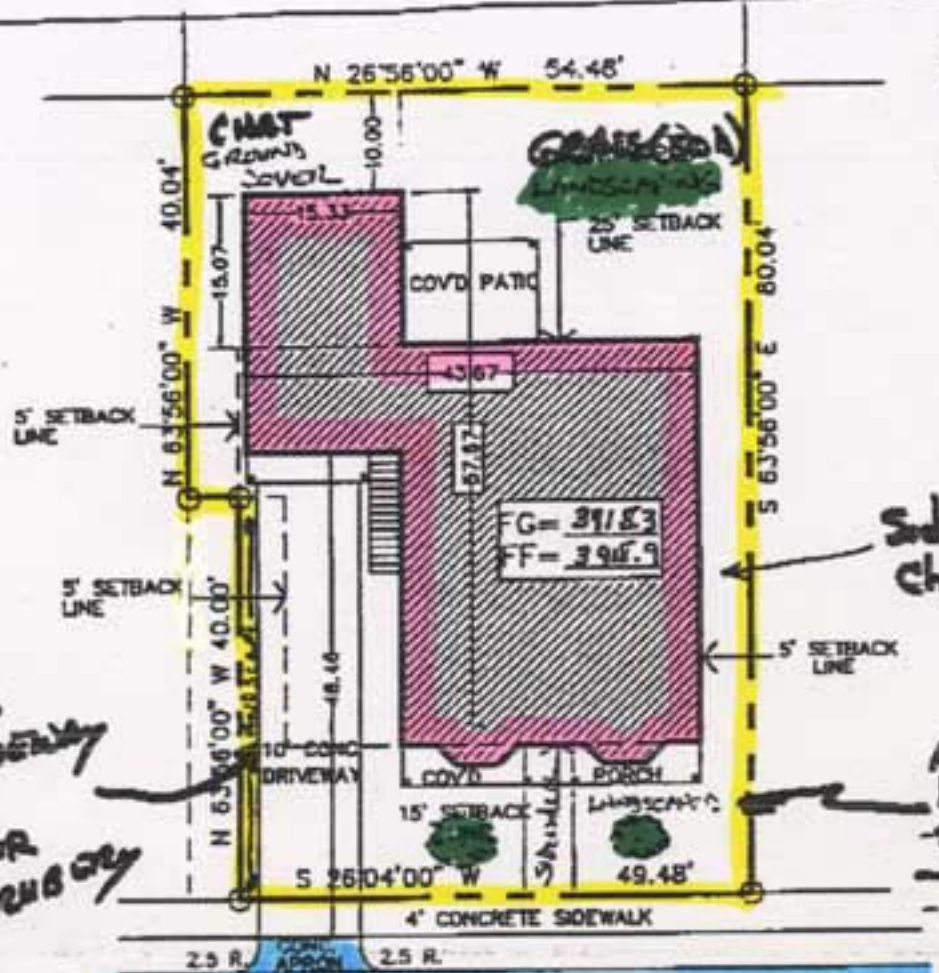




EXH "B"

EVERGREEN  
LANDSCAPING  
ALONG DRIVEWAY  
LIKE SPIRE  
JUNIPER OR  
OTHER SHRUBS



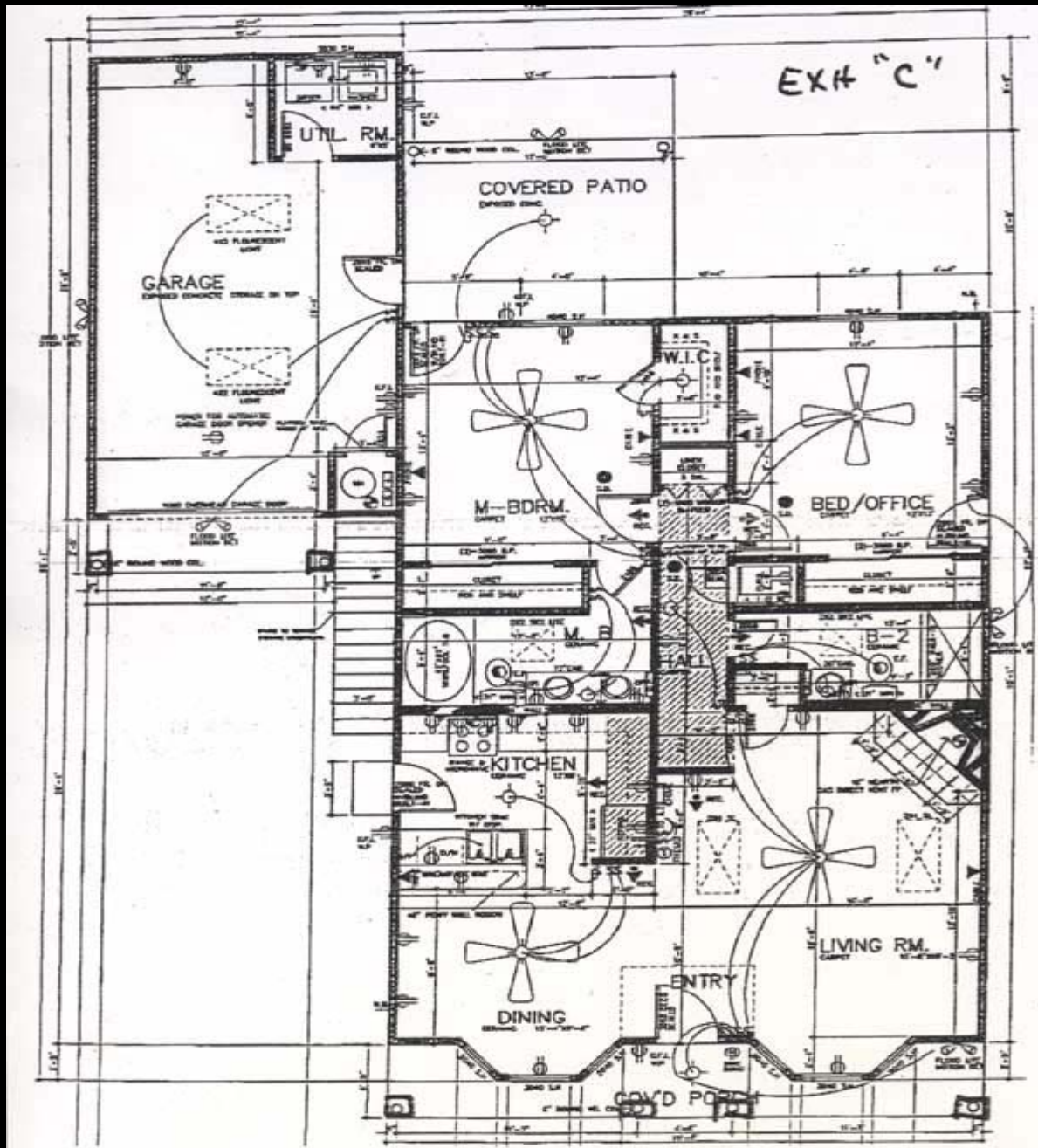
Side yard -  
Chat (Franklin Road)

Front Yard  
Landscaping Area  
- 2 EVERGREEN  
TREES  
- Grounds cover  
with SPIRE  
JUNIPER &  
EVERGREEN  
Grounds cover  
like Ice Plant.

T.C. 3916.5

T.C. 3917.3

419 FEWEL ST.





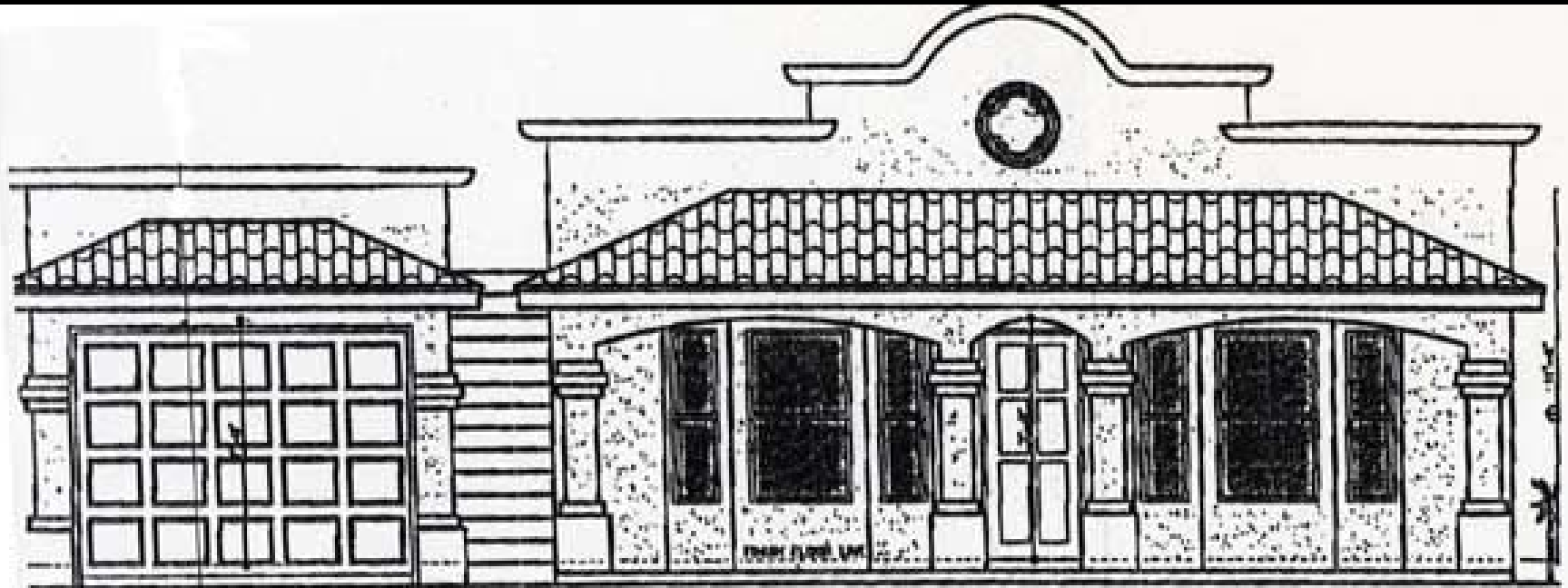
**FRONT ELEVATION**

SCALE: 1/4"=1'-0"



**FRONT ELEVATION**

SCALE: 1/8"=1'-0"



**FRONT ELEVATION**

SCALE: 1/4"=1'-0"



**ZON04-00019**





**ZON04-00019**



**ZON04-00019**





**ZON04-00019**





**ZON04-00019**



**ZON04-00019**





**ZON04-00019**





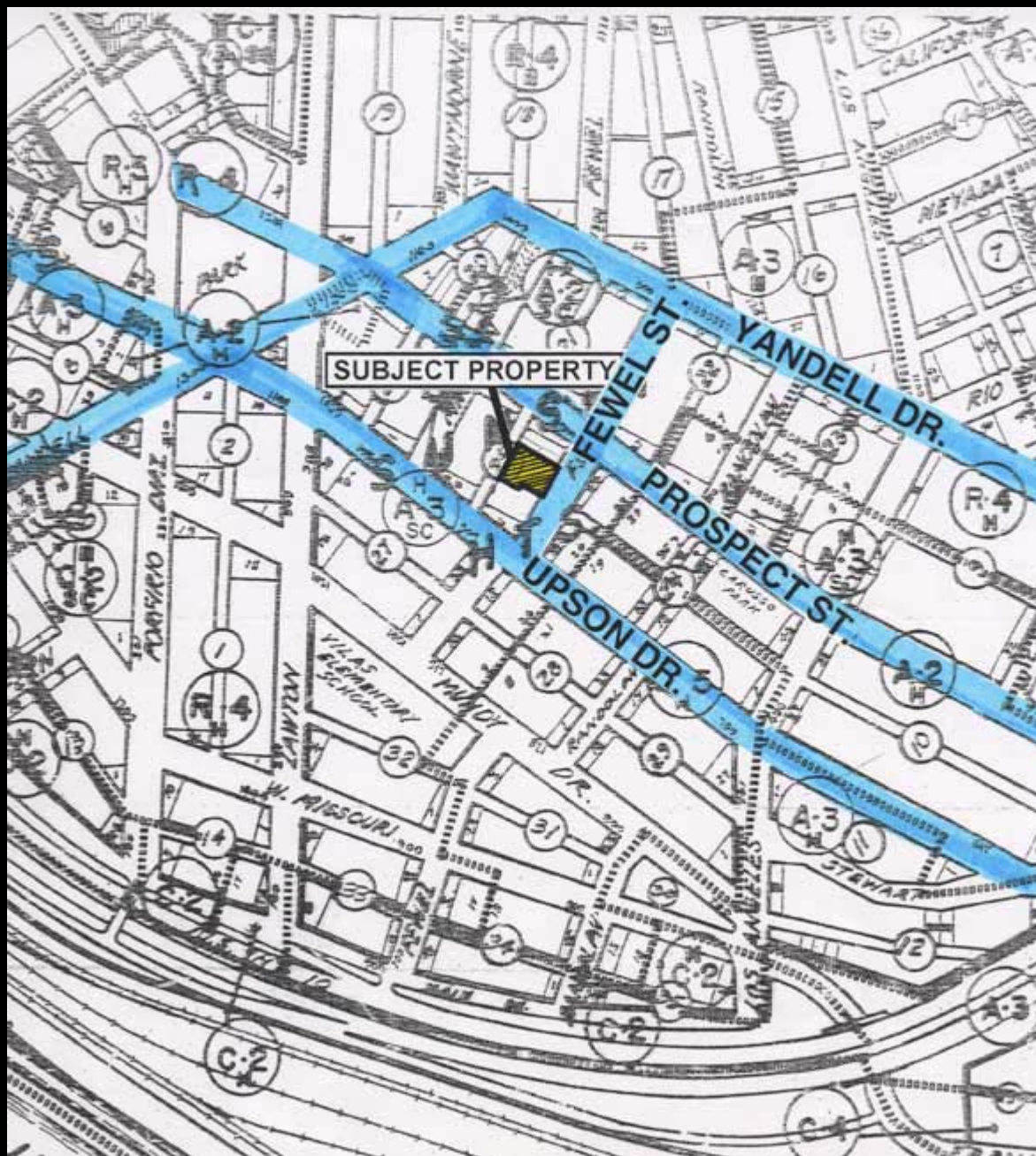
**ZON04-00019**



**ZON04-00019**









ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING SPECIAL PERMIT NO. ZON04-00019, TO ALLOW FOR INFILL DEVELOPMENT ON A PORTION OF LOTS 6, 7 AND 8, BLOCK 25, SECOND REVISED MAP OF SUNSET HEIGHTS, EL PASO, EL PASO COUNTY, TEXAS, PURSUANT TO SECTION 20.14.040 (ZONING) OF THE EL PASO MUNICIPAL CODE. THE PENALTY BEING AS PROVIDED IN CHAPTER 20.68 OF THE EL PASO MUNICIPAL CODE.**

WHEREAS, **KARMA - JKS Properties, Inc.** has applied for a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow for infill development conforming with Section 20.08.207 of the El Paso Municipal Code;

WHEREAS, a report was made to the City Plan Commission and a public hearing was held regarding such application;

WHEREAS, the City Plan Commission has recommended approval of the subject Special Permit; and

WHEREAS, the subject Special Permit has been submitted to the City Council of the City of El Paso for review and approval;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

1. That the property legally described as follows is located in an **R-4/H (Residential/Historic)** District:

*A portion of Lots 6, 7 and 8, Block 25, Second Revised Map of Sunset Heights, El Paso, El Paso County, Texas, as more particularly described by metes and bounds in the attached Exhibit "A";*

2. That Infill development is authorized by Special Permit in **R-4/H (Residential/Historic)** districts under Section 20.14.040 of the El Paso Municipal Code;

3. That the requirements for infill development under Section 20.14.040 have been satisfied;

4. That the City Council hereby grants a Special Permit under Section 20.14.040 of the El Paso Municipal Code, to allow for infill development on the above-described property;

5. That this Special Permit is issued subject to the development standards in the **R-4/H (Residential/Historic)** district regulations including separate approval of proposed design by the El Paso Historic Landmark Commission, and subject to the approved Site Development Plan, signed by the Applicant, the Mayor and the Executive Secretary to the City Plan Commission. A copy of this plan, is attached hereto as Exhibit "B" and incorporated herein by reference for all purposes; and

6. That the Applicant shall sign an Agreement incorporating the requirements of this Ordinance. Such Agreement shall be signed and filed with the Zoning Administrator and the Executive Secretary of the City Plan Commission before building permits are issued; and

7. That if the Applicant fails to comply with any of the requirements of this Ordinance, **Special Permit No. ZON04-00019** shall automatically terminate, and construction shall stop or occupancy shall be discontinued, until any such violation ceases.

PASSED AND APPROVED this 4<sup>th</sup> day of May, 2004.

THE CITY OF EL PASO

\_\_\_\_\_  
Joe Wardy  
Mayor

ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO CONTENT:

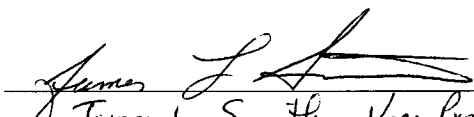
\_\_\_\_\_  
Fred Lopez, Zoning Coordinator  
Planning, Research & Development

\_\_\_\_\_  
Rodolfo Valdez, Chief Urban Planner  
Planning, Research & Development

## AGREEMENT

**KARMA - JKS Properties, Inc.**, the Applicant referred to in the above Ordinance, hereby agrees to develop the above-described property in accordance with the approved Site Development Plan and in accordance with the standards identified in the **R-4/H (Residential/Historic)** District regulations, and subject to all other requirements set forth in this Ordinance.

EXECUTED this 8<sup>TH</sup> day of APRIL, 2004.

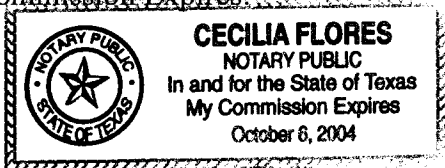
By:   
James L. Smith, Vice President  
(name/title)


## Acknowledgment

THE STATE OF TEXAS     )  
  )  
COUNTY OF EL PASO     )

This instrument is acknowledged before me on this 8<sup>TH</sup> day of April, 2004, by JAMES L. SMITH as VICE PRESIDENT, on behalf of **KARMA - JKS Properties, Inc.**, as Applicant.

My Commission Expires:



  
Notary Public, State of Texas  
Notary's Printed or Typed Name:  
\_\_\_\_\_



# Exhibit "A"

419 Fewel Street  
El Paso, TX 79902

## PROPERTY DESCRIPTION

Being the central 40.04 feet of Lot 6 and the East 40 feet of the North 20 feet of Lot 6, the East 80.04 feet of Lot 7 and the East 80.04 feet of the South 5.00 feet of Lot 8, Block 25, Second Revised Map Of Sunset Heights, an addition to the City of El Paso, El Paso County, Texas, according to the plat thereof, recorded in volume 10, page 47, plat records of El Paso County, Texas and being more particularly described as follows:

COMMENCING at a city monument located in the centerline intersection of Prospect Avenue and Miramon Street; THENCE, with the centerline of Prospect Avenue South 54°18'00" East a distance of 213.02 feet; THENCE, leaving said centerline South 35°42'00" West a distance of 30.00 feet to a 3/4" pinched pipe found on the south right-of-way of Prospect Avenue; THENCE, South 26°04'00" West a distance of 84.29 feet to a 5/8" rebar w/cap set, the northwest corner of the herein described tract of land and the POINT OF BEGINNING;

THENCE, South 63°56'00" East a distance of 80.04 feet to a 5/8" rebar w/cap set on the west right-of-way of Fewel Street (60' right-of-way);

THENCE, with said right-of-way South 26°04'00" West a distance of 49.48 feet to a 5/8" rebar found;

THENCE, leaving said right-of-way North 63°56'00" West a distance of 40.00 feet to a chiseled "x" set in concrete;

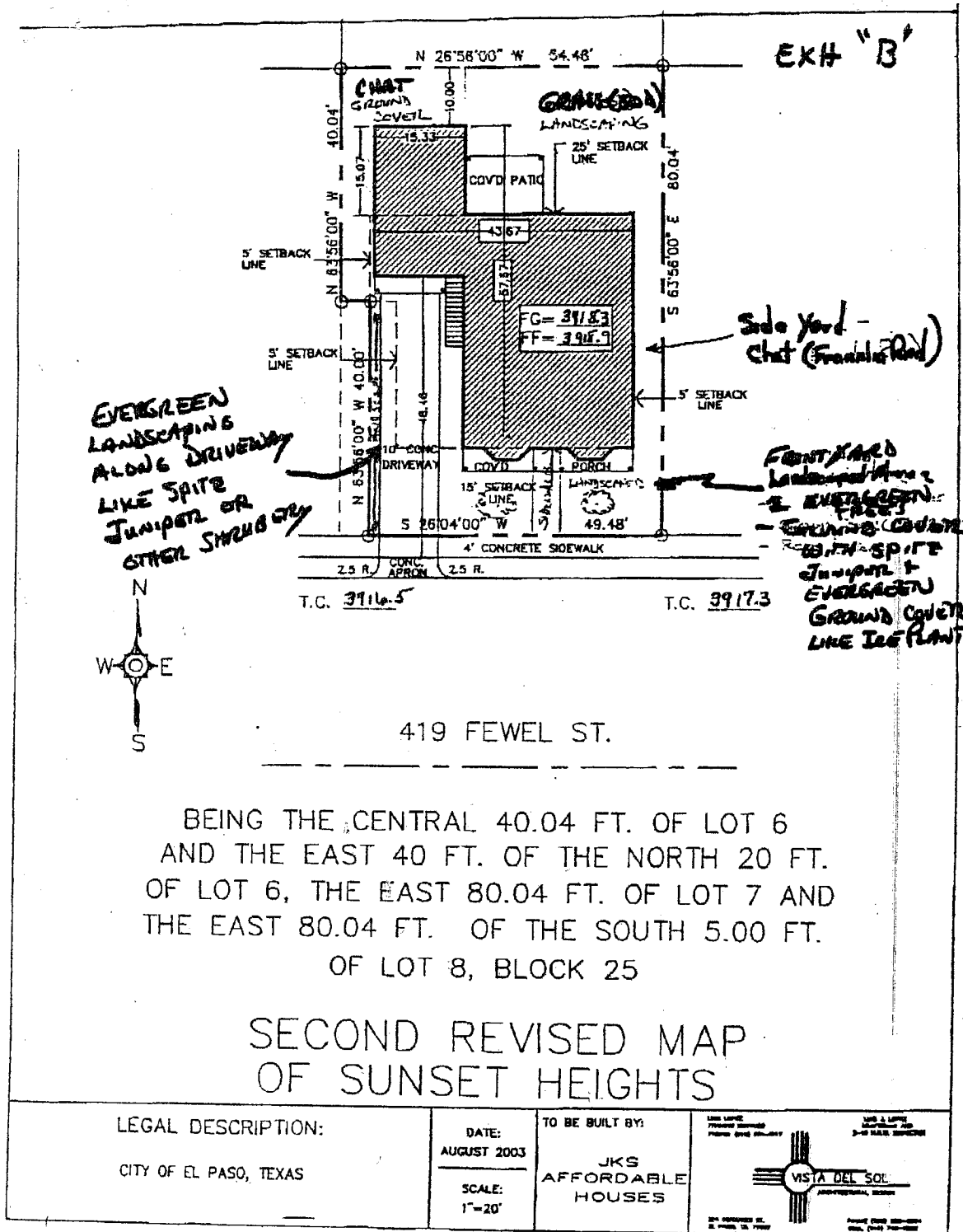
THENCE, South 26°04'00" West a distance of 5.00 feet to chiseled "x" found in concrete;

THENCE, North 63°56'00" West a distance of 40.04 feet to a 5/8" rebar found;

THENCE, North 26°04'00" East a distance of 54.48 feet to the POINT OF BEGINNING containing 0.096 acres or 4,160 square feet.

KISTENMACHER ENGINEERING COMPANY, INC.  
1420 GERONIMO DRIVE, SUITE A-2  
EL PASO, TEXAS 79925  
(915) 778-4476

July 11, 2003



DETAILED SITE DEVELOPMENT PLAN APPROVED BY CITY COUNCIL	
DATE	
APPLICANT	
EXECUTIVE SECRETARY CITY PLAN COMMISSION	
MAYOR	

Exhibit "B"



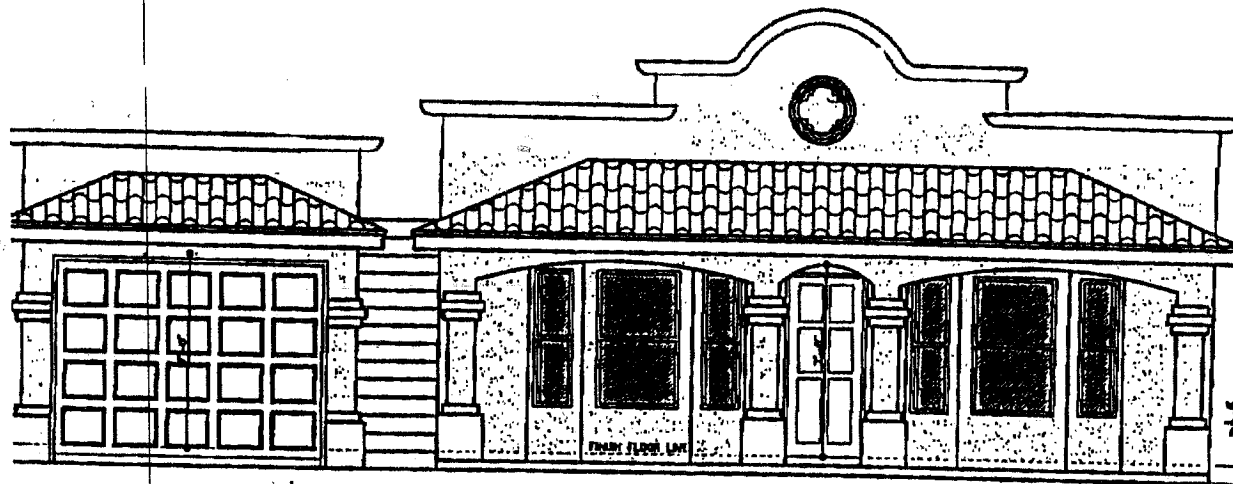
DETAILED SITE DEVELOPMENT  
PLAN APPROVED BY CITY COUNCIL

DATE

APPLICANT

EXECUTIVE SECRETARY  
CITY PLAN COMMISSION

MAYOR



**FRONT ELEVATION**

SCALE: 1/4"=1'-0"

Z0404-00014 (2<sup>nd</sup> Revised)